



35  
CORPORATE DRIVE  
PORTSMOUTH, NH

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FORMER REDBOOK BREWERY

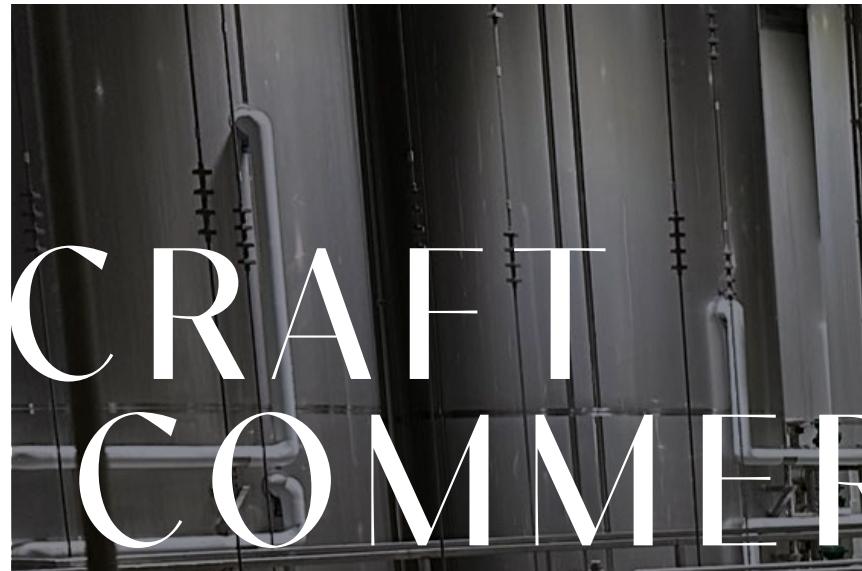
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AVAILABLE FOR SALE/LEASE





## WHERE MEETS



### BUILDINGS AND EQUIPMENT AVAILABLE FOR SALE

An integrated F&B production hub with the infrastructure to scale and the space to connect with consumers

### KEY HIGHLIGHTS

**±110,000 SF**  
PURPOSE-BUILT  
BEVERAGE FACILITY  
ON TWO LEVELS

**±80,000 SF**  
PRODUCTION  
AND MEZZANINE  
AREA

**210,000**  
HECTOLITERS/  
YEAR BREWING  
CAPACITY

**±15,041 SF**  
SECOND FLOOR  
OFFICE

**±15,041 SF**  
FORMER PUB  
& EVENT SPACE  
WITH PATIO



# COMMERCIAL



<b>SF:</b>	<b>±110,000 SF</b> Brewery <b>±2,800 SF</b> Single-story waste-water treatment plant
<b>SITE SIZE:</b>	<b>±23.54 acres</b> (ground lease) GROUND LEASE: Expires 04/13/2047 with two 7-year renewal options (additional extensions negotiable) Current ground rent is \$304,555, increasing every 5 years, by 5% starting November 2026.
<b>YEAR BUILT:</b>	1996
<b>LOADING:</b>	12 tailboard docks, 1 drive-in door
<b>POWER:</b>	3,000 Amps 480/277 volt 3-phase 4 wire
<b>UTILITIES:</b>	Municipal water & sewer
<b>ZONING:</b>	Airport Business Commercial (ABC) Foreign Trade Zone (FTZ#81) Pease Tradeport Economic Revitalization Zone (ERZ)
<b>CLEAR HEIGHT:</b>	PRODUCTION: 26'8" to joist CELLARS: 38'4" to joist



# SCALABLE PRODUCTION SEAMLESS PACKAGING

VERSATILE INFRASTRUCTURE  
READY FOR CO-PACKING OR  
DIRECT BRAND OPERATIONS

## BREWING & LIQUID PROCESSING

### 1 BREWHOUSE WITH ADVANCED CAPABILITIES INCLUDING:

Dry hopping, unitanks, centrifuge,  
K-filter, sheet filter

Flavor integration and seltzer base  
readiness

## PACKAGING LINES

**CANS (12oz / 16oz):**  
Krones Craftmate | Up to 265 cans/min

**GLASS BOTTLES (12oz):**  
Krones Solomatic | Up to 380 bpm

**KEGS:**  
Half, quarter, and sixtel options | 1 keg/  
min line

### CURRENT PACKAGING FORMATS SUPPORTED:

6-packs, 12-packs, 18-packs, 24-packs  
(can & bottle)

Specialty formats including branded  
bottles and packed glass SKUs

# ON AGING

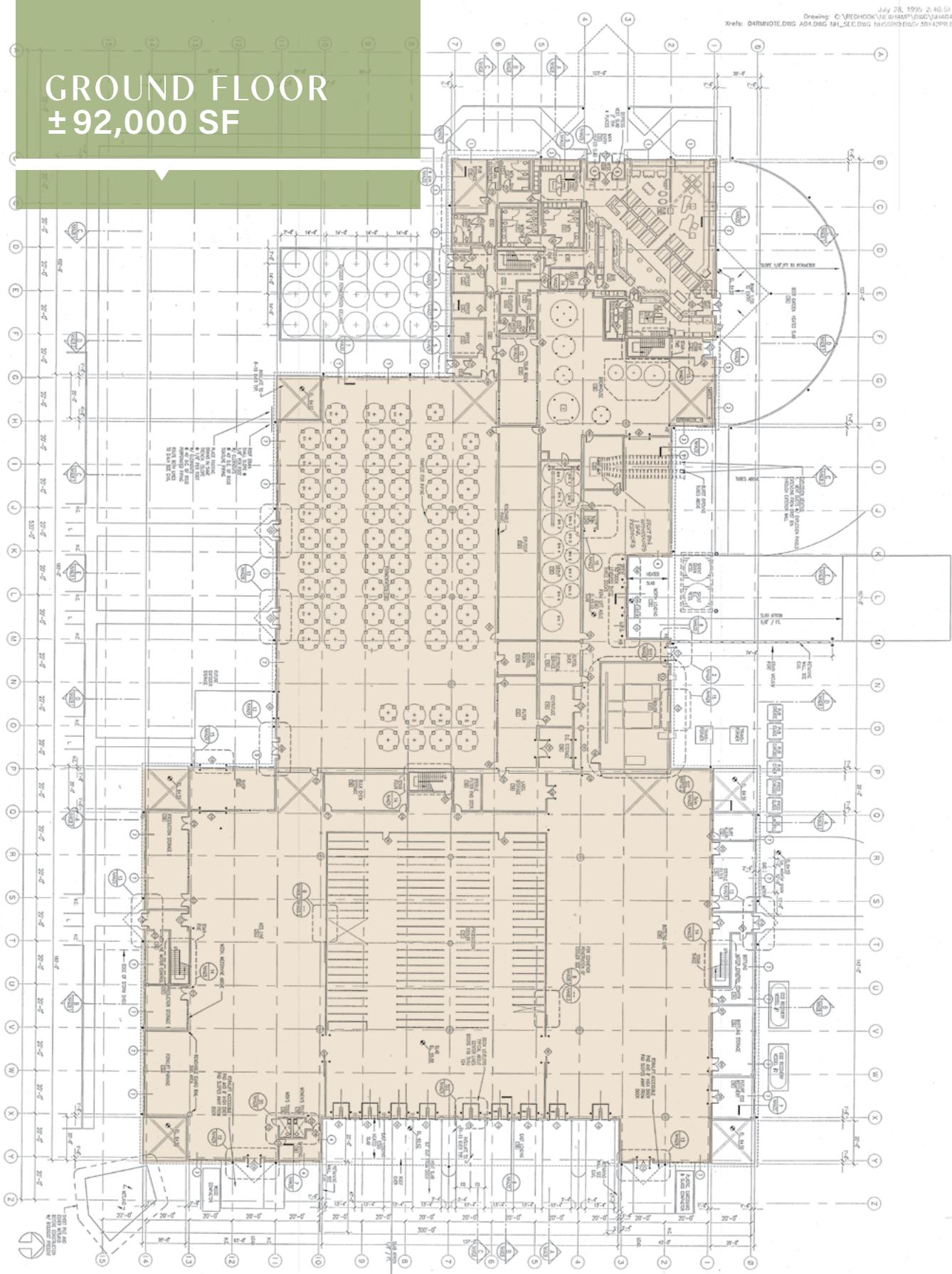




# THE FACILITY IN DETAIL

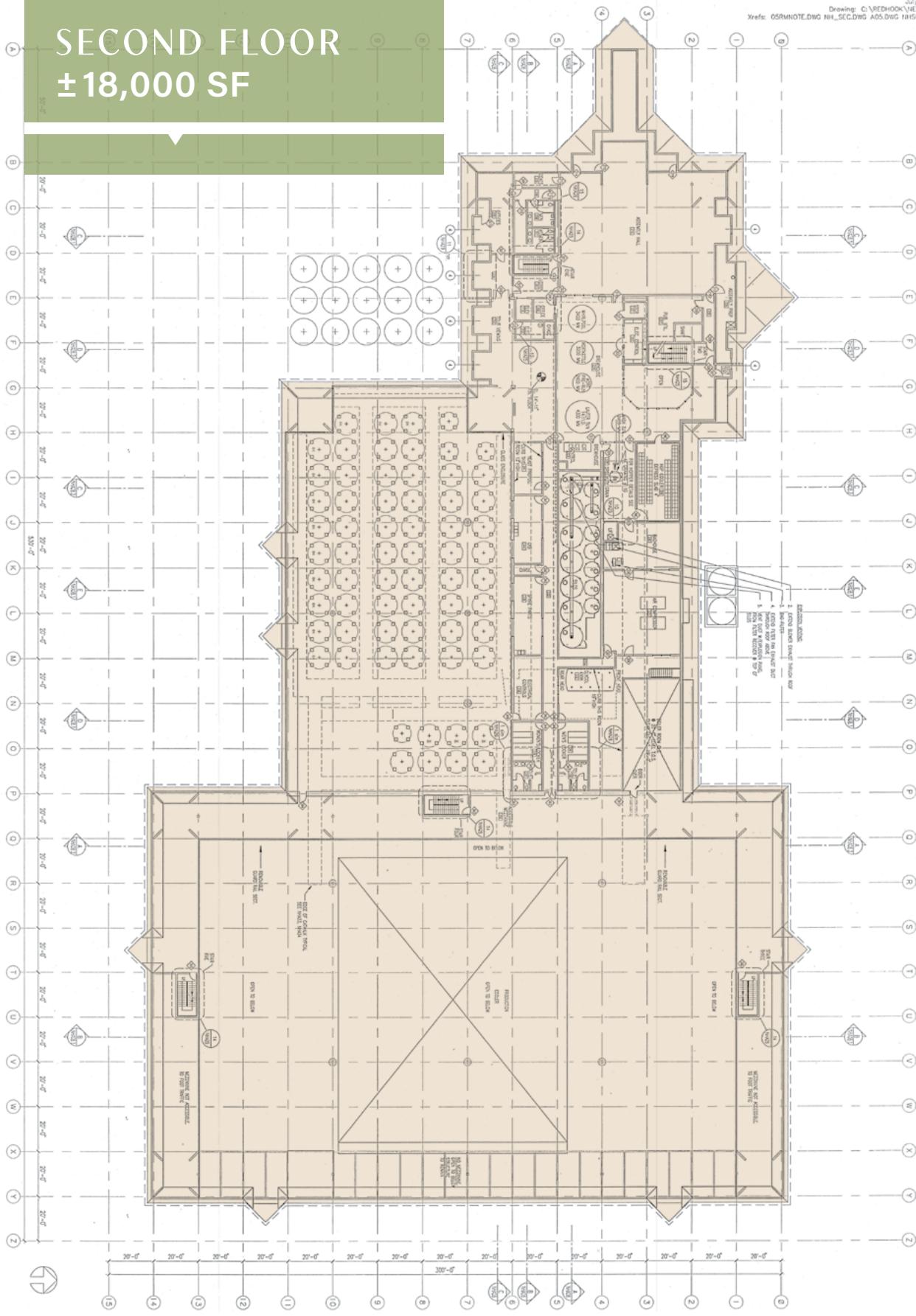


# GROUND FLOOR ±92,000 SF



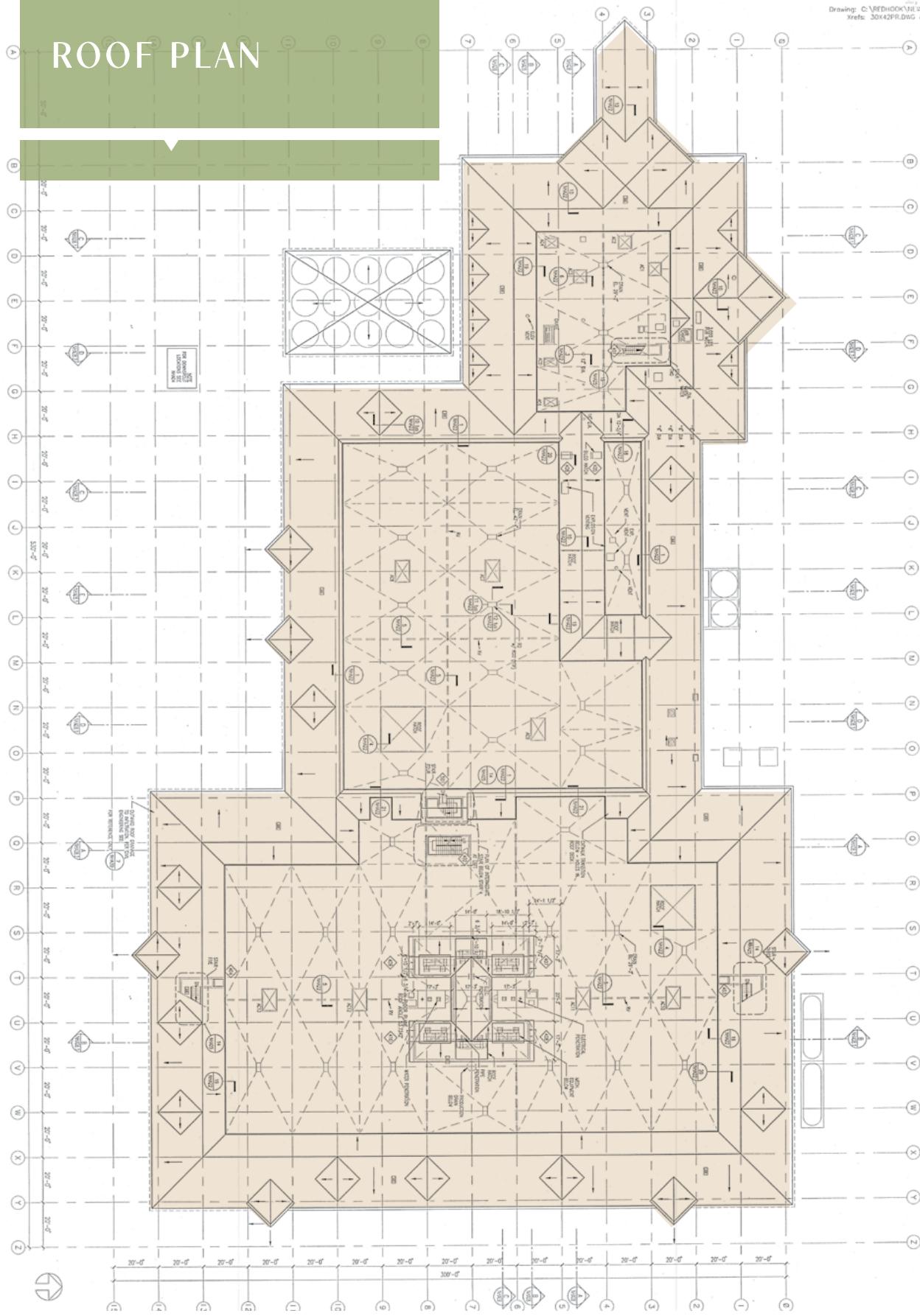
## SECOND FLOOR ± 18,000 SF

July 28, 1995 4:20:30 pm  
Drawing: C:\REDHOOK\NEWHAMP\DWG\NH405.DWG  
Xrefs: 05RMNOTE.DWG NH1\_SEC.DWG A05.DWG NH5CRD.DWG 30X42PR.DWG



# ROOF PLAN

Drawing: C:\BIMWORKS\BIM\3D\10\3D\3D\3D\3D.DWG  
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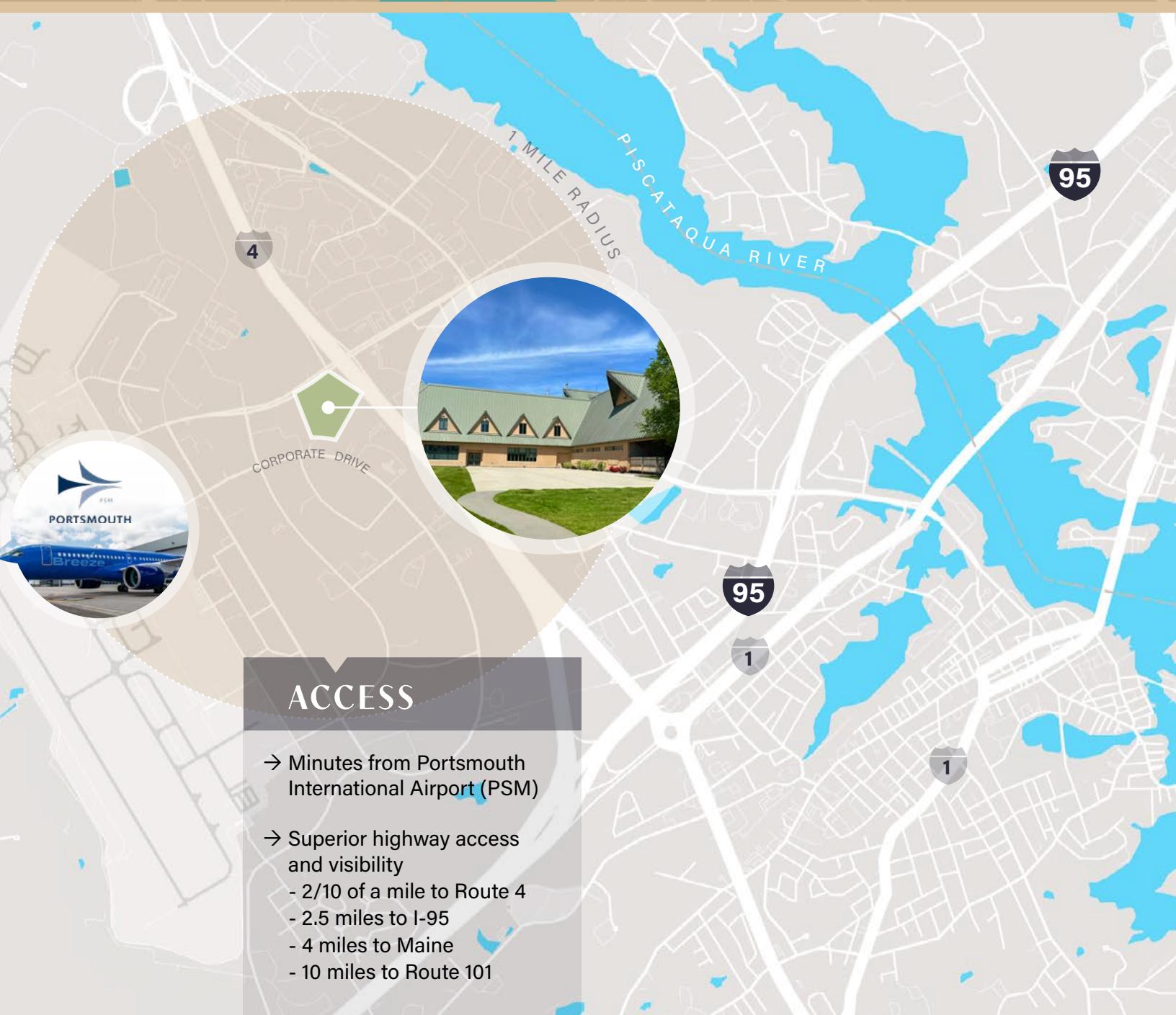
# STRATEGICALLY SITUATED FOR GROWTH

RELIABLE ACCESS TO  
KEY MARKETS AND  
LOCAL AMENITIES



## LOCATION

- Situated in Portsmouth, NH an established suburban business hub with a strong workforce
- Business-friendly environment ideal for food & beverage operations
- New Hampshire's favorable business climate, no capital gains, sales, or income or millionaire's tax.



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CORPORATE DRIVE

# CONNECTED TO AMENITIES



## RETAIL & AMENITIES

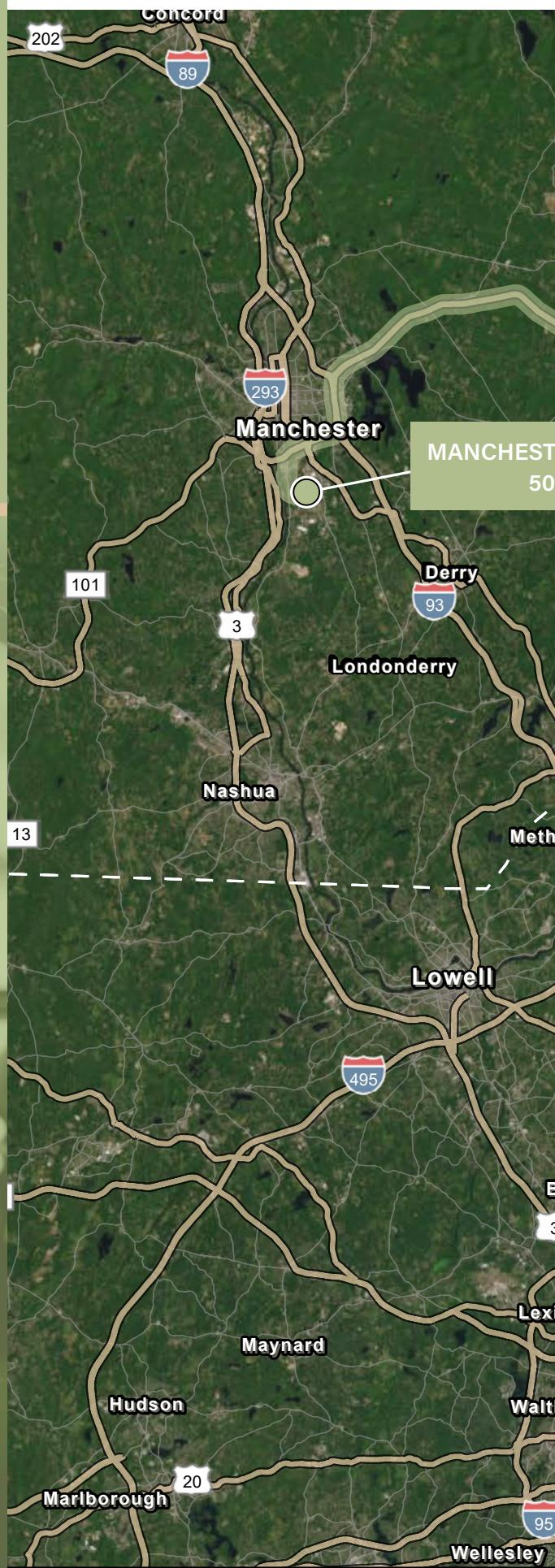
- Surrounded by dining, retail, and everyday conveniences
- Local services support employee needs and client visits







# DRIVE TIMES







## FOR MORE INFORMATION, CONTACT:

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